

# Memo

To: Town Board Members

From: James Callahan, Director of Community Development

cc: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

Date: November 25, 2015

Re: December 2, 2015 Town Board Meeting Agenda

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Following is a review/analysis of the items listed on the 12/2/15 Town Board Agenda:

## PUBLIC HEARINGS:

### 1. **JOE NIEMAN, 8400 COUNTY ROAD.**

**Location:** North side of County Road west of Green Acres Road.

**Description/History:** Existing agriculture and residential property located in the Agriculture Rural Residential Zone.

**Proposal:** Applicant is proposing to operate a vehicle sales operation inside the existing accessory structure (barn) on the property.

**Master Plan:** Area identified in an agricultural area.

**Reason for Town Board Action:** Per the Zoning Law the Town Board may consider an automotive sales operation as an expanded home occupation in the Agriculture Rural Residential Zone with a Temporary Conditional Permit.

**Issues:** No outside display of vehicles for sale.

FORMAL AGENDA ITEMS:

**1. ELIOT LASKY/ROXBERRY PHASE 2, GENTWOOD EXTENSION.**

**Location:** North of Main Street and west of Westwood Road as an extension of Gentwood Drive.

**Description/History:** Previously approved subdivision identifying 19 single family lots. Construction has been completed as per Development Plans approved on April 1, 2015.

**Proposal:** Applicant is requesting Final Plat approval and road dedication on the 1260 +/- linear feet of Gentwood Drive and 19 residential building lots.

**Master Plan:** Area identified in a residential and commercial classification.

**Reason for Town Board Action:** Per the Subdivision Law, the Town Board has authority to accept roads for public dedication and to accept final subdivision plats.

**Issues:** Final approval by the Town Engineer and Highway Superintendent on the construction. The applicant is also requesting that the Town Board requirement for street lighting be waived for this project. Waiver of a requirement of the Subdivision Law will require a super majority approval by the Town Board.

**2. DOMENIC PIESTRAK/SPAULDING GREEN OPEN SPACE DESIGN SUBDIVISION.**

**Location:** North of Greiner Road and east of Glenview Drive.

**Description/History:** Previously approved phase of Spaulding Green identifying 33 patio home lots. Construction has been completed as per the Development Plans approved on March 4, 2015.

**Proposal:** Applicant is requesting Final Plat approval and road dedication on the 1030 +/- linear feet of Alderbrook Drive and 33 patio home lots.

**Master Plan:** Area identified in a residential classification.

**Reason for Town Board Action:** Per the Subdivision Law, the Town Board has authority to accept roads for public dedication and to accept final subdivision plats.

**Issues:** Final approval by the Town Engineer and Highway Superintendent on the construction. All PIP Permits must be paid in full prior to any building permits being issued.

**3. TOWNE AUTOMOTIVE GROUP, 8200 MAIN STREET.**

**Location:** North side of Main Street, west of Westwood Road within the Main-Transit Plaza.

**Description/History:** Existing retail plaza located in the Commercial Zone

**Proposal:** Applicant is proposing additions to the existing Louie's Deli/Ballow Law Firm plaza and to convert the space to an automotive sales/service operation for Towne Maserati and Alfa Romeo.

**Master Plan:** Area identified in a commercial classification.

**Reason for Town Board Action:** An automotive sales/service operation will require a Special Exception Use Permit as issued by the Town Board.

**Issues:** The automotive use will require a Special Exception Use Permit as issued by the Town Board. Referral to the Planning Board would initiate a formal review of the proposal.

#### **WORK SESSION ITEMS:**

##### **1. JEFF PALUMBO, WOODLAND HILLS SUBDIVISION**

**Location:** South side of Greiner Road east of Harris Hill Road.

**Description/History:** Previously approved 77 lot subdivision located in the Residential Single Family Zone.

**Proposal:** Applicant has allowed a wetland permit to lapse and the resulting wetland expansion will impact the approved design. Whether a full redesign is proposed or the elimination of the lots now impacted by wetlands will need to be determined.

**Master Plan:** Area identified in a residential single family designation.

**Reason for Town Board Action:** Per the Subdivision Law, the Town Board will guide the review process for any proposed amendments.

**Issues:** Applicant will present concepts on how to address the additional wetlands on the property. Referral to the Planning Board to detail any amendments would initiate formal review.